



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: July 21st, 2022

Project: Singh Properties Gas Station & Retail (SP2022-017)

Applicant: J.M. Phillips Engineering, LLC

Property Owner: Three Preet, Inc.

Location: 10311 County Line Road (Northeast corner of County Line Road and Production Avenue)

Request Summary

This is a request for a site plan for a 2,000 square foot gas station and 12,517.5 square foot commercial center on 2.69 acres. The application includes a request for a waiver of the five-foot sidewalk along Production Avenue.



Recommendation

Motion to:

- A. "Approve the Waiver of the five-foot sidewalk requirement along Production Avenue," and
- B. "Approve the Site Plan for Singh Gas & Retail (SP 2022-017) with contingencies."

Project Request

This is a site plan for a gas station and commercial center consisting of a 2,000 square foot, one-story gas station; a 12,517.5 square foot, one-story commercial building; and 86 parking spaces.

A full access drive will be located on Production Avenue, and a right in/right out drive will be located on County Line Road. Reciprocal access is provided to the lot to the north. The request includes a waiver of the requirement to construct a five foot wide sidewalk along the Production Avenue right-of-way.



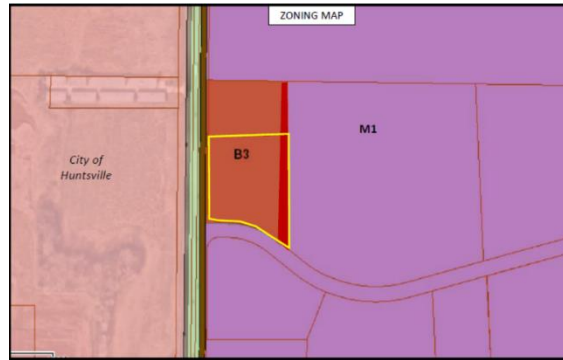
General Information

Background:

The applicant has also submitted a Certified Plat in conjunction with the Site Plan for Planning Commission approval. For more information see the staff report for that request.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	West Side Master Plan Vision Map	Zoning	Existing Land Use
Subject Site	CC (Convenience Commercial)	B3 (General Business District)	Undeveloped
North of Subject Property	CC	B3	Gas station and convenience
East of Subject Property	I (Industry)	M-1 (Restricted Industrial)	Distribution/ Shipping
South of Subject Property (Across Production Avenue)	I	M-1	Undeveloped
West of Subject Property (Across County Line Road)	City of Huntsville	City of Huntsville	Agriculture



Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan
The West Side Master Plan designates the subject property Convenience Commercial. The project is consistent with this designation.
3. Growth Plan
The subject property is part of the County Line Road Key Development Area. There are no recommendations specific to the subject property. It does recommend a greenway running along County Line Road, which has been constructed.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance, with the exception of Section 5-18A-2 that requires a five foot wide sidewalk be constructed along the adjacent public street frontage for any project subject to site plan approval. The applicant is requesting the requirement be waived by the Planning Commission, as authorized in Section 5-18A-2.1: *When the installation of sidewalks is, in the judgement of the Planning Commission, impractical, unjustifiable, or otherwise not in the public interest, the Planning Commission shall have the authority to waive this requirement.* The subject property is zoned B2 and subject to the sidewalk requirement. However, the rest of Production Avenue is zoned M-1 and sidewalks are not required for M1 and M2 properties, as specified in Section 5-18A-2.2 of the Zoning Ordinance. Since the sidewalk is not required for other properties along Production Avenue and no other sidewalks exist on Production Avenue, staff supports the applicant's waiver request.

The project will be compliant with the Subdivision Regulations upon recordation of the proposed Certified Plat for Putman's Industrial Park, 6th Addition.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

Staff recommends approval of the wavier of the five foot sidewalk along Production Avenue. It is not required for any of the other properties fronting Production Avenue, and the likelihood of sidewalk being constructed along this street right-of-way is doubtful.

This project is in response to increased demand for fuel services and convenience retail. The proposed site plan meets all applicable regulations. Access for the site is well designed. Because the lot to the east is a secured location, reciprocal access is not proposed nor requested for that side of the property. Staff recommends approval of the site plan.

Attachments

1. Recommended Technical Review Committee Contingencies for Singh Gas and Retail/Site Plan
2. Site Plan dated and received July 13, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Singh Gas and Retail Site Plan

Planning Department

1. Submit Outdoor Lighting Plan
2. Sheet C0.1: Site Data: Subdivision will be Putman's Industrial Park, Phase 6

Engineering Department

1. Sheet C1.0: Modify the island at the right-in/right-out only County Line Rd access
2. Sheet C2.0: Remove labels for "easement to be vacated" that are shown on the building
3. Sheet C2.0: Request waiver to not construct sidewalk along Production Ave.
4. Sheet C9.1: Provide a retaining wall detail to be used at the Western "pond"